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EAGLE CREST, DIV NO 1
PLAT OF

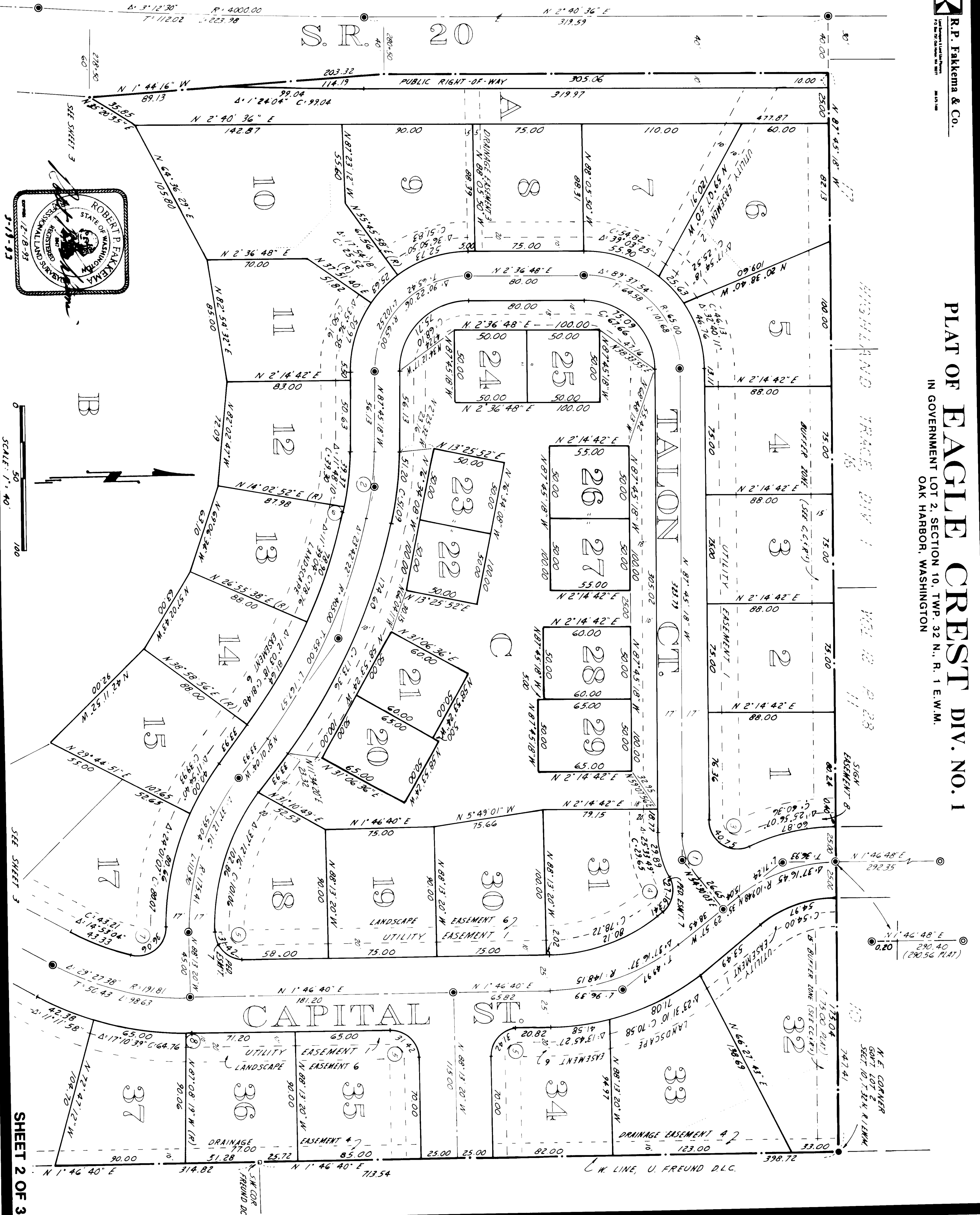
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PLAT OF EAGLE CREST DIV. NO. 1
IN GOVERNMENT LOT 2, SECTION 10, TWP. 32 N., R. 1 E., W.M.
OAK HARBOR, WASHINGTON

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PLAT OF

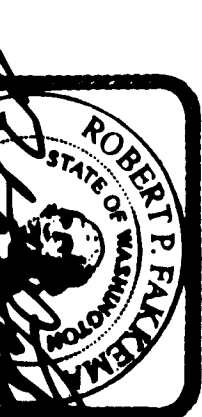
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PLAT OF EAGLE CREST DIV. NO. 1
IN GOVERNMENT LOT 2, SECTION 10, TWP. 32 N., R. 1 E.W.M.
OAK HARBOR, WASHINGTON



DECLARATION OF EASEMENT

- UTILITY EASEMENT:** An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and Tele-Vue Systems, together with their respective successors and assigns, under and upon the exterior ten (10) feet of the front of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, water, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities. A pedestrian easement is also reserved to the public over and across that portion of the sidewalks, as constructed, within Lots 18 and 31, which extend beyond the street right-of-way.
- UTILITY EASEMENT:** An easement is hereby reserved for and granted to the Declarant, the City of Oak Harbor, Puget Sound Power & Light Company, General Telephone Company of the Northwest, Tele-Vue-Systems and Cascade Natural Gas Corporation, together with their respective successors and assigns, under and upon the 20 foot strip of land lying 10 feet on each side of the common boundary between Lots 6 and 7, together with the Northwesterly extension thereof through Tract A, in which to install, lay, construct, renew, operate and maintain underground conduits, pipes, lines and vaults, with necessary facilities and other equipment, for the purpose of serving the subdivision and other property with water, gas, telephone, television and sanitary sewer services, together with the right to enter upon Lots 6 and 7 and Tract A at all times for the purposes stated.
- DRAINAGE EASEMENT:** An easement is hereby reserved for and granted to the Declarant and the City of Oak Harbor, together with their respective successors and assigns, under and upon the 10 foot strip of land between Lots 8 and 9 and across Tract A as shown upon the plat, in which to install, construct, renew and maintain underground pipes, lines and vaults and electrical wires with necessary facilities and other equipment, for the purpose of draining surface waters from the streets and lots and providing electric service to a city highway sign, together with the right to enter upon Lots 8 and 9 and Tract A at all times for the purposes stated.
- DRAINAGE EASEMENT:** An easement is hereby reserved for and granted to the owners of Lots 32 through 39, together with their successors and assigns, under and upon the East 10 feet of said Lots 32 through 39, as shown hereon, for the installation and maintenance of drainage facilities (see C, C & R's for conditions and restrictions).
- TEMPORARY EASEMENT:** A temporary easement is hereby reserved for and granted to the public over and across an area within a 40 foot radius as shown hereon for the purpose of ingress and egress of vehicles and vehicular turning movements. The easement will be automatically vacated upon the extension of and dedication to the City of Oak Harbor of the extended Capital Street within Division 2 in accordance with the approved RUD Plan.
- LANDSCAPE EASEMENT:** An easement is hereby reserved for and granted to the Eagle Crest Homeowners Association, Inc., together with their successors and assigns, over and upon the front yard area as shown hereon of all lots and tracts abutting the streets dedicated herein and as shown hereon, EXCEPT S.R. 20. The purpose is for the installation, replacement and maintenance of certain trees and shrubbery as described in the C, C & R's referenced herein.
- PEDESTRIAN EASEMENT:** An easement is hereby reserved for and granted to the public and the City of Oak Harbor over and across that portion of Lots 18 and 31 as shown hereon. The purpose is for pedestrian access over and across the concrete sidewalk as constructed.
- SIGN EASEMENT:** An easement for the installation, maintenance and replacement of a community sign is reserved to the Eagle Crest Community Association over, across and under the North 20 feet of the East 20 feet of Lot 1.

GENERAL NOTES

- Bearing system is based upon the Washington Coordinate System, North Zone, adjusted to local datum.
- Certification, as contained herein, comprises the declaration of the surveyor's professional judgement. It does not constitute a warranty of a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
- All lot corners and points of curvature are marked on the ground with an iron pin and plastic cap marked "L.S. 8947" unless noted otherwise.
- Survey equipment used for field survey is a Topcon GTS-3 with retro prisms (+/- (5mm+3ppm), +/- 5").
- Survey measurements used as a basis for this survey were adjusted using the Compass Rule.
- Tracts A and B are to be deeded to the Eagle Crest Community Association, Inc., and Tract C is to be deeded to the Talon Court Community Association, Inc., subject to the covenants referenced herein.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of EAGLE CREST, DIV. NO. 1, is based upon an actual survey and subdivision of Section 10, Township 32 North, Range 1 East W.M.; that the courses and distances are shown correctly hereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Robert P. Fakkema
Robert P. Fakkema, P.L.S.
Certificate No. 8947

APPROVAL

Examined and approved this 23rd day of March, 1993.
Walter Spelman
Walter Spelman, P.E.
Oak Harbor City Engineer

I hereby certify that the within plat of EAGLE CREST, DIV. NO. 1, is duly approved by the City of Oak Harbor Planning Commission this ____ day of _____, 19____.
Chas. Saxman
Chas. Saxman, Chairman

Approved by the City Council of the City of Oak Harbor, Washington, this 16 day of March, 1993.

Attest:
Rosemary Morrisoff
Rosemary Morrisoff, Clerk
Alvin Koestle
Alvin Koestle, Mayor

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Bert Bjorling
Bert Bjorling, City Finance Director

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described, have been fully paid and discharged, according to the records of my office, up to and including the year of 1993.

David D. Zimmerman
David D. Zimmerman, Deputy
Maxine R. Saul, Island County Treasurer Deputy Treasurer

AUDITOR'S CERTIFICATE

Filed for record at the request of Robert P. Fakkema, this 23rd day of March, 1993, and recorded in Volume 443 of Plats, pages 8933 and 94, Records of Island County, Washington.

Deputy Auditor
Deputy County Auditor

CERTIFICATE OF TITLE

Recorded March 23, 1993, in Volume 443, page ____ under Auditor's File No. 93005106, Records of Island County, Washington.

DEDICATION

Know All Men by these presents that we, the undersigned owners, and mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks on this plat in the original reasonable grading of the streets and avenues shown hereon. Also the right to drain the streets and avenues over and across any lot, tract, or lots, where water might take a natural course after the street is graded. Public utilities above and below ground on all streets, avenues, alleys and easements are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for damages against the City of Oak Harbor which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said streets.

Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File No. 93005107, Records of Island County, Washington.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 22 day of March, 1993.

Robert P. Fakkema
Robert P. Fakkema
Susan M. Fakkema
Susan M. Fakkema
Leroy Regma
Leroy Regma, Vice Pres.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
County of Island

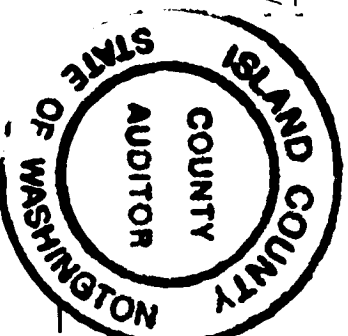
This is to certify that on this 22 day of March, 1993, before me, the undersigned, a Notary Public, personally appeared Robert P. Fakkema and Susan M. Fakkema, his wife, as individuals, and Leroy Regma, authorized agent for Washington Federal Savings, a Washington corporation, the individuals and corporation who have executed the foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act and deed of said corporation and individuals for the use and benefit of the said instrument, and said agent on oath stated that he is a duly qualified and execute the said instrument.

R. P. Fakkema
Notary Public in and for the State of Washington residing at Oak Harbor.
My commission expires 8-21-93.

LAND DESCRIPTION

That portion of Government Lot 2 in Section 10, Township 32 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the U. Freund Donation Land Claim; thence S 1° 46' 40" W 314.82 feet; thence N 88° 13' 20" W 196.15 feet; thence S 73° 18' 05" W 50.00 feet to a point on a curve to the left, from which the radius point bears S 73° 18' 05" E; thence southerly, along said curve to the left, having a radius of 425.00 feet, through an arc of 14° 55' 15", a distance of 110.68 feet; thence S 1° 46' 40" W 62.08 feet; thence N 88° 13' 20" W 26.43 feet; thence S 45° 52' 17" W 119.61 feet; thence S 59° 55' 18" W 26.71 feet; thence S 64° 10' 03" W 17.74 feet; thence S 73° 24' 55" W 78.87 feet; thence S 88° 10' 03" W 15.19 feet; thence N 76° 00' 24" W 90.00 feet; thence N 54° 51' 59" W 175.25 feet to the East margin of S.R. 20; thence, following said East margin, the following courses and distances: N 1° 31' 55" E 245.78 feet; thence N 5° 49' 17" E 150.00 feet; thence N 1° 49' 51" W 203.92 feet; thence N 2° 36' 48" E 305.33 feet to the North line of said Government Lot 2; thence S 87° 45' 18" E, leaving said East margin and following the said North line of Government Lot 2, a distance of 747.30 feet to the West line of the aforesaid U. Freund Donation Land Claim; thence S 1° 46' 40" W, along said West line, a distance of 398.72 feet to the Point of Beginning.
Situating in Oak Harbor, Island County, Washington.



R.P. Fakkema & Co.
Island County Auditor
Notary Public for Washington
My Commission Expires 8-21-93

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VOL 644

PAGE 2590

Island Title Co.

APR 12 3 15 PM '93

QO-6765

AFFIDAVIT

ART HYLAND, AUDITOR
ISLAND COUNTY, WASH.
[Signature]

8.00

We, the undersigned, in order to conform the Land Description with the recorded Plat of Eagle Crest Div. No. 1, recorded March 23, 1993, under Auditor's File No. 93005106, records of Island County, Washington, hereby amend the Land Description as follows:

SEE EXHIBIT "A" - REVISED BOUNDARY DESCRIPTION,
EAGLE CREST, DIV. NO. 1 ATTACHED AND BY THIS
REFERENCE MADE A PART HEREOF.

All other plat requirements remain unchanged from the original recording.

Dated this 12 day of April, 1993.

[Signature]
ROBERT P. FAKKEMA

[Signature]
SUSAN M. FAKKEMA

STATE OF WASHINGTON)

COUNTY OF ISLAND)

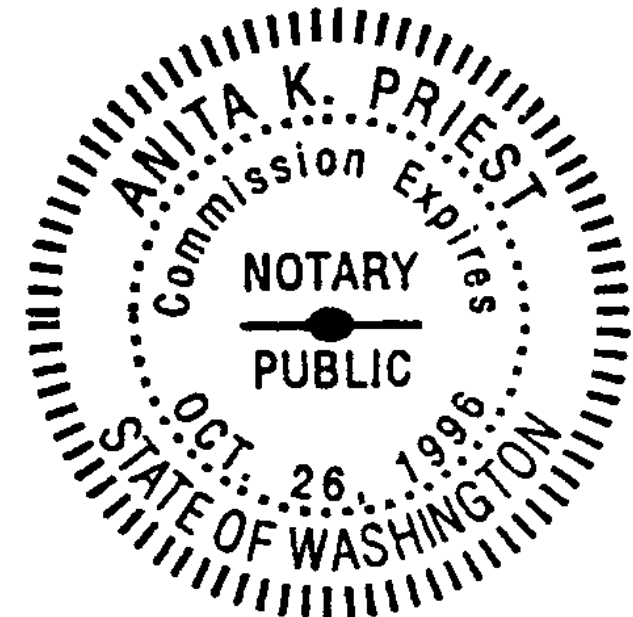
On this day personally appeared before me ROBERT P. FAKKEMA and SUSAN M. FAKKEMA, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 12th day of April, 1993.

[Signature]

Notary Public in and for the State of
Washington, residing at Oak Harbor.

My commission expires: 10/24/96.



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EXHIBIT A

REVISED BOUNDARY DESCRIPTION, EAGLE CREST, DIVISION 1

That portion of Government Lot 2 in Section 10, Township 32 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the U. Freund Donation Land Claim; thence S $1^{\circ} 46' 40''$ W 314.82 feet; thence N $88^{\circ} 13' 20''$ W 196.15 feet; thence N $73^{\circ} 18' 05''$ W 50.00 feet to a point on a curve to the left, from which the radius point bears S $73^{\circ} 18' 05''$ E; thence Southerly, along said curve to the left, having a radius of 425.00 feet, through an arc of $14^{\circ} 55' 15''$, a distance of 110.68 feet; thence S $1^{\circ} 46' 40''$ W 62.08 feet; thence N $88^{\circ} 13' 20''$ W 26.43 feet; thence S $45^{\circ} 52' 17''$ W 119.61 feet; thence S $59^{\circ} 55' 18''$ W 26.71 feet; thence S $64^{\circ} 10' 03''$ W 17.74 feet; thence S $73^{\circ} 24' 55''$ W 78.87 feet; thence S $88^{\circ} 10' 03''$ W 75.19 feet; thence N $76^{\circ} 00' 24''$ W 90.00 feet; thence N $54^{\circ} 51' 59''$ W 176.50 feet to the East margin of S.R. 20; thence, following said East margin, the following courses and distances; N $11^{\circ} 35' 44''$ E 245.44 feet; thence N $5^{\circ} 48' 44''$ E 150.54 feet; thence N $1^{\circ} 44' 16''$ W 203.32 feet; thence N $2^{\circ} 40' 36''$ E 305.06 feet to the North line of said Government Lot 2; thence S $87^{\circ} 45' 18''$ E, leaving said East margin and following the said North line of Government Lot 2, a distance of 747.41 feet to the West line of the aforesaid U. Freund Donation Land Claim; thence S $1^{\circ} 46' 40''$ W, along said West line, a distance of 398.72 feet to the Point of Beginning.

Situated in Oak Harbor, Island County, Washington.